

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		HOWARD ST, ARLINGTON

OWNERSHIP	Unit #:	2
Owner 1: DORNIN LAIRD		
Owner 2:		
Owner 3:		

Street 1: 20 HOWARD STREET UNIT 2	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry: <input type="text"/>
Postal: 02476	Type: <input type="text"/>

PREVIOUS OWNER	
Owner 1: ALEGRIA PAUL A & ELISE C -	
Owner 2: -	
Street 1: 20 HOWARD STREET	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry: <input type="text"/>
Postal: 02476	

NARRATIVE DESCRIPTION
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Vinyl Exterior and 1807 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrooms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R2 TWO FAMIL 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 2 Above Street
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Price Units Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

102 Condo 0 Sq. Ft. Site 0 0. 0.00 7338

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								416045
								GIS Ref
								GIS Ref
								Insp Date
								11/18/18

PREVIOUS ASSESSMENT

Parcel ID 148.A-0006-0003.2								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	102	FV	829,100	3100	.	832,200	832,200	Year End Roll
2019	102	FV	738,500	3100	.	741,600	741,600	Year End Roll
2018	102	FV	655,000	3100	.	658,100	658,100	Year End Roll
2017	102	FV	598,500	3100	.	601,600	601,600	Year End Roll
2016	102	FV	598,500	3100	.	601,600	601,600	Year End

SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALEGRIA PAUL A	64017-99		8/1/2014		639,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/21/2019	377	Insulate	6,800	C				
2/2/2016	120	Manual	2,300		2/2/2016			Create laundry on

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2018	Measured	DGM	D Mann
1/20/2015	NEW CONDO	PC	PHIL C

Sign: _____

VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	97638
Prior Id # 2:	
Prior Id # 3:	
Print Date:	
Print Time:	
Last Rev Date:	12/11/20
Last Rev Time:	05:45:32
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 99 - Condo Conv				Full Bath: 2	Rating: Very Good														
Sty Ht: 1T - 1 & 3/4 Sty				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1 - Concrete				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall: %				OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID											
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units: 1											
Color: YELLOW				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O											
View / Desir:				Fpl: 1	Rating: Good			Other											
GENERAL INFORMATION				WSFlue: 1	Rating: Average			Upper											
Grade: C+ - Average (+)				CONDOS INFORMATION				Lvl 2											
Year Blt: 1925	Eff Yr Blt:			Location:				Lvl 1											
Alt LUC:	Alt %:			Total Units:				Lower											
Jurisdict: G16	Fact: .			Floor: M - Multi-Level				Totals				RMs: 8	BRs: 3	Baths: 2	HB				
Const Mod:				% Own: 60.000000000															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD	Phys Cond: VG - Very Good	4.6 %		Exterior:				No Unit	RMS	BRS	FL								
Prim Int Wall: 6 - Average	Functional:			Interior:				1	8	3	M								
Sec Int Wall: %	Economic:			Additions:															
Partition: T - Typical	Special:			Kitchen:															
Prim Floors: 3 - Hardwood	Override:			Baths:															
Sec Floors: %	Total:	4.6 %		Plumbing:															
Bsmnt Flr: 12 - Concrete				Electric:															
Subfloor:				Heating:															
Bsmnt Gar:				General:															
Electric: 3 - Typical				Total:	1	8	3												
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 2 - Gas																			
Heat Type: 3 - Forced H/W																			
# Heat Sys: 1																			
% Heated: 100	% AC:																		
Solar HW: NO	Central Vac: NO																		
% Com Wall	% Sprinkled:																		
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 148.A-0006-0003.2										IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	19X20	A	AV	1960		28.89	T	40	102			3,100		3,100		
More: N				Total Yard Items: 3,100				Total Special Features:				Total: 3,100				AssessPro Patriot Properties, Inc			